



## Industrial For Sale

**Property Name:** Angstrom Electric  
**Location:** 70 E. Silverdome Industrial Park Court  
**City, State:** Pontiac, MI  
**Cross Streets:** Auburn Avenue & Opdyke Road  
**County:** Oakland  
**Zoning:** Lt. Industrial

### BUILDING SIZE / AVAILABILITY

|                                |        |                                  |        |                    |     |
|--------------------------------|--------|----------------------------------|--------|--------------------|-----|
| <b>Total Building Sq. Ft.:</b> | 30,800 | <b>Building Type:</b>            | Built  | <b>Mezzanine:</b>  | N/A |
| <b>Available Sq. Ft.:</b>      | 30,800 | <b>Available Shop Sq. Ft.:</b>   | 20,800 | <b>Office Dim:</b> | N/A |
|                                |        | <b>Available Office Sq. Ft.:</b> | 10,000 | <b>Shop Dim:</b>   | N/A |

### PROPERTY INFORMATION

|                               |                      |                         |          |
|-------------------------------|----------------------|-------------------------|----------|
| <b>Freestanding:</b>          | Yes                  | <b>Year Built:</b>      | 1995     |
| <b>Clear Height:</b>          | 22'                  | <b>Rail:</b>            | No       |
| <b>Grade Level Door(s):</b>   | 2: 12 x 14           | <b>Security:</b>        | Yes      |
| <b>Truckwells or Docks:</b>   | 2                    | <b>Signage:</b>         | Yes      |
| <b>Exterior Construction:</b> | Block                | <b>Interior:</b>        | No       |
| <b>Structural System:</b>     | Steel                | <b>Lighting:</b>        | LED      |
| <b>Air-Conditioning:</b>      | Office Only          | <b>Bay Sizes:</b>       | N/A      |
| <b>Heating:</b>               | Gas Radiant          | <b>Restrooms:</b>       | Yes      |
| <b>Availability:</b>          | Immediately          | <b>Cranes:</b>          | No       |
| <b>Power (Amps/Volts):</b>    | 1000 Amps, 240 Volts | <b>Parking:</b>         | 45       |
|                               |                      | <b>Roof:</b>            | Membrane |
|                               |                      | <b>Floors:</b>          | 6"       |
|                               |                      | <b>Floor Drains:</b>    | Yes      |
|                               |                      | <b>Acreage:</b>         | 2.320    |
|                               |                      | <b>Land Dimensions:</b> | N/A      |

### PRICING INFORMATION

|                    |                             |                 |     |                    |     |
|--------------------|-----------------------------|-----------------|-----|--------------------|-----|
| <b>Sale Price:</b> | \$4,158,000 (\$135.00/sqft) | <b>Deposit:</b> | N/A | <b>TD:</b>         | N/A |
| <b>Taxes:</b>      | \$28,036.51 (2024/25)       | <b>Options:</b> | N/A | <b>Assessor #:</b> | N/A |
| <b>Parcel #:</b>   | 14-27-400-028               |                 |     |                    |     |

### COMMENTS

Excellent location for corporate headquarters/manufacturing.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com  
Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com